

**Chapter 64. Real Estate Commission.**

(Words in **boldface and underlined** indicate language being added; words [CAPITALIZED AND BRACKETED] indicate language being deleted.)

12 AAC 64.118 is amended to read:

**12 AAC 64.118. Consumer disclosure form.** Before a real estate licensee provides specific assistance to a person, or when entering into a contract with the person to provide specific assistance, the real estate licensee shall provide the person with a copy of the commission's *Alaska Real Estate Commission Consumer Disclosure*, dated **April 2024** [FEBRUARY 2015], and adopted by reference. (Eff. 1/1/2005, Register 172; am 11/18/2006, Register 180; am 6/20/2015, Register 214; am \_\_\_/\_\_\_/\_\_\_\_\_, Register \_\_\_\_\_)

**Authority:** AS 08.88.071 AS 08.88.171 AS 08.88.685  
AS 08.88.081

The editor's note that follows 12 AAC 64.118 is changed to read:

**Editor's note:** Copies of the *Alaska Real Estate Commission Consumer Disclosure*, adopted by reference in 12 AAC 64.118, may be obtained from the Department of Commerce, Community, and Economic Development, Division of Corporations, Business and Professional Licensing, Real Estate Commission, 550 W. 7th Avenue, Suite 1500, Anchorage, AK **99501**; **telephone** [99501-3567; PHONE]: **(907) 269-8168** [(907) 269-8162].

12 AAC 64.119 is amended to read:

**12 AAC 64.119. Waiver of right to be represented form.** A written consent that a neutral licensee obtains under AS 08.88.610 must be provided on the commission's form entitled

*Alaska Real Estate Commission Waiver of Right to Be Represented*, dated **April 2024**

[FEBRUARY 2015], and adopted by reference. (Eff. 1/1/2005, Register 172; am 11/18/2006,

Register 180; am 6/20/2015, Register 214; am \_\_\_\_/\_\_\_\_/\_\_\_\_\_, Register \_\_\_\_\_)

**Authority:** AS 08.88.071 AS 08.88.171 AS 08.88.610

AS 08.88.081

The editor's note that follows 12 AAC 64.119 is changed to read:

**Editor's note:** Copies of the *Alaska Real Estate Commission Waiver of Right to Be Represented*, adopted by reference in 12 AAC 64.119, may be obtained from the Department of Commerce, Community, and Economic Development, Division of Corporations, Business and Professional Licensing, Real Estate Commission, 550 W. 7th Avenue, Suite 1500, Anchorage, AK **99501; telephone** [99501-3567; PHONE]: **(907) 269-8168** [(907) 269-8162].

12 AAC 64.930 is amended to read:

**12 AAC 64.930. Property disclosure form.** (a) The forms titled *Residential Real Property Transfer Disclosure Statement*, dated **May 2024** [DECEMBER 2021], **Residential Real Property Transfer Disclosure Statement – Exemption for First Sale, dated May 2024, and Residential Real Property Transfer Disclosure Statement – Waiver by Agreement, dated May 2024, are** [IS] adopted by reference. **These forms** [THIS FORM], prepared by the Real Estate Commission, **present** [PRESENTS] the information required by AS 34.70 that a transferor of an interest in residential real property must disclose to a prospective transferee of the property before the transferee makes a written offer. Use of **these forms** [THIS FORM] also complies with AS 34.70.050 regarding notice to the transferee to conduct investigations regarding

convicted sex offenders residing in the neighborhood and whether there is an agricultural facility or operation in the vicinity.

(b) For the purposes of this section, "residential real property" has the meaning given to the term in AS 34.70.200 **and AS 34.80.090**. (Eff. 9/12/93, Register 127; am 2/12/99, Register 149; am 8/23/2001, Register 159; am 6/20/2003, Register 166; am 1/1/2005, Register 172; am 11/18/2006, Register 180; am 10/4/2008, Register 188; am 7/16/2022, Register 243; am \_\_\_\_/\_\_\_\_/\_\_\_\_\_, Register \_\_\_\_\_)

**Authority:** AS 08.88.071 AS 08.88.615 AS 34.70.050  
AS 08.88.081

The editor's note that follows 12 AAC 64.930 is changed to read:

**Editor's note:** Copies of the *Residential Real Property Transfer Disclosure Statement*, **Residential Real Property Disclosure Statement – Exemption for First Sale, and Residential Real Property Transfer Disclosure Statement – Waiver by Agreement**, adopted by reference in 12 AAC 64.930, may be obtained from the Department of Commerce, Community, and Economic Development, Division of Corporations, Business and Professional Licensing, Real Estate Commission, 550 W. 7th Avenue, Suite 1500, Anchorage, AK 99501; **telephone** [PHONE]: (907) 269-8168.